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December 1, 2015

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration #19 OF DECEMBER 1, 2015
500 West Temple Street
Los Angeles, California 90012

Agenda No. 8
10/27/15

PATRICK OGAWA
ACTING EXECUTIVE OFFICER

Re: **PROJECT NUMBER R2014-00667-(4)**
VESTING TENTATIVE TRACT MAP NUMBER 072684-(4)
FOURTH SUPERVISORIAL DISTRICT/THREE-VOTE
MATTER

Dear Supervisors:

Your Board previously held a duly-noticed public hearing on the above-referenced subdivision, which proposes to create two multi-family lots with 53 residential condominium units on 3.67 gross acres, located at 14000 Telegraph Road on Candlewood Country Club property in the unincorporated community of South Whittier. At the completion of the hearing, you indicated an intent to approve the subdivision, and instructed our office to prepare findings and conditions for approval. Enclosed are findings and conditions for your consideration.

Very truly yours,

MARY C. WICKHAM
Interim County Counsel

By /k UH
ELAINE M. LEMKE
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:

THOMAS J. FAUGHNAN
Senior Assistant County Counsel

EML:ph
Enclosures

c: Sachi A. Hamai, Chief Executive Officer
Patrick Ogawa, Acting Executive Officer, Board of Supervisors

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NO. R2014-00667-(4)
VESTING TENTATIVE TRACT MAP NO. 072684-(4)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing on October 27, 2015, in the matter of Vesting Tentative Tract Map No. 072684-(4) ("Vesting Map"), heard concurrently with General Plan Amendment No. 2014-00002-(4) ("Plan Amendment"), Zone Change No. 2014-00002-(4) ("Zone Change"), Conditional Use Permit No. 2014-00028-(4) ("CUP"), and Parking Permit No. 2014-00009-(4) ("Parking Permit"), collectively Project No. R2014-00667-(4) (the "Project"). The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the Project on September 2, 2015.
2. The permittee, Brandywine Homes, ("Brandywine" or "Subdivider"), proposes to create two multi-family lots to be developed with 53 condominium units in 12 buildings on 3.67 gross acres. The Vesting Map, dated November 19, 2014, depicts two proposed lots: Lot No. 1 with 1.21 gross acres and Lot No. 2 with 2.46 gross acres ("Project Site").
3. The Project is located at 14000 Telegraph Road in the unincorporated community of South Whittier.
4. The Plan Amendment is a related request to amend the 1990 Los Angeles Countywide General Plan ("1990 General Plan") Land Use Policy Map ("Land Use Policy Map") by amending the Project Site's land use designation from "O" (Open Space) and "1" (Low Density Residential, one to six dwelling units per acre) to "3" (Medium Density Residential: 12-22 dwelling units per acre) under the 1990 General Plan. Subsequent to the Board's hearing on the Project, a new countywide General Plan took effect (the "Updated General Plan"). Under the Updated General Plan, the Category "3" land use designation no longer exists. The land use designation under the Updated General Plan most similar to the Category "3" designation is H30, which is a residential designation allowing up to 30 dwelling units per acre. Accordingly, upon approval of the Plan Amendment, the Project Site will be identified as H30 on the Land Use Policy Map of the Updated General Plan.
5. The Zone Change is a related request to amend the Project Site's zoning from Zones C-3-BE (Unlimited Commercial-Billboard Exclusion) and A-1 (Light Agricultural) to Zone R-3-DP (Limited Multiple Residence-Development Program).
6. The CUP is a related request to establish the Development Program ("DP") Zone, and to modify the front-yard setback from the minimum 15 feet, to setbacks ranging from 10 to 12 feet, the side-yard setback for the bicycle rack from 5 to 2 feet; and the wall height maximum of 42 inches (3.5 feet) within

the front yard and 6 feet within the side and rear yards to heights ranging from 6 to 16 feet. The –DP overlay zone will ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area.

7. The Parking Permit is a related request to authorize reduction of one guest parking space for Lot No. 1; relocation of one guest parking space from Lot No. 1 to Lot No. 2; and modification of parallel parking space requirements from 10 feet by 24 feet to 10 feet by 22 feet.
8. The approval of the Vesting Map, CUP, and Parking Permit will not become effective unless and until the Board has approved the Plan Amendment and Zone Change, and both have become effective.
9. The Project Site is 3.67 gross acres in size and consists of property identified as Assessor's Parcel Number 8030-023-024 and a portion of an existing golf course property identified as Assessor's Parcel Number 8030-008-011. The Project Site is located within the Candlewood Country Club golf course.
10. The Project Site is located in the Sunshine Acres Zoned District and is currently zoned C-3-BE (Unlimited Commercial-Billboard Exclusion) and A-1 (Light Agricultural) and the land use designation on the Project Site is "O" and "1" under the 1990 General Plan Land Use Policy Map.
11. Surrounding zoning within a 500-foot radius includes:
 - North: A-1, R-A-6000 (Residential-Agricultural-6,000 Square Feet Minimum Lot Area);
 - South: A-1, R-1 (Single-Family Residence);
 - East: A-1, R-1; and
 - West: A-1, A-1-P (Light Agricultural-Parking), and C-2-BE (Neighborhood Commercial – Billboard Exclusion).
12. Surrounding land uses within a 500-foot radius include:
 - North: Church and related school, single-family residences, mobile home park;
 - South: Country club and golf courses;
 - East: Single-family residences; and
 - West: Country club and golf courses.
13. A portion of the proposed Lot No. 2 now zoned A-1 has been zoned A-1 since 1941. Another portion of proposed Lot No. 2 and proposed Lot No. 1, now zoned C-3-BE, was zoned A-1 in 1941, rezoned to C-3 in 1946, and later rezoned to its current C-3-BE zoning in 1984. The proposed lots are a portion of prior Tract No. 3014.

14. There are several previous cases related to the Project Site:
- RPP 2008-01559 (Plot Plan), approved one monument sign for the Candlewood Country Club on July 9, 2009.
 - RCUP 2009-00049 (Conditional Use Permit), approved a Wireless Telecommunications Facility ("WTF") on July 28, 2010.
 - REA 2012-00223 (Revised Exhibit "A"), approved the removal of existing antennas and added new antennas on March 18, 2013.
 - REA 2013-00132 (Revised Exhibit "A"), approved modification of a WTF on June 4, 2013.
 - RCOC (Certificate of Compliance) 2013-00114, approved a parcel with Assessor Parcel Number 8030-008-011, which recorded on March 3, 2014.
 - RLLA 2014-00024 (Lot Line Adjustment), approved a correction to RLLA 2013-00010, which recorded on March 24, 2015.
 - REA 2015-00079 (Revised Exhibit "A"), approved addition of new antennas on April 14, 2015.
 - RLLA 2013-00010 (Lot Line Adjustment), approved a lot line adjustment for four parcels recorded on April 14, 2015.
 - RPP 2014-00253 (Plot Plan) filed on March 12, 2014, and currently is a pending plot plan case for a new golf cart barn.
15. The Vesting Map depicts two proposed lots: Lot No. 1 with 1.21 gross acres and Lot No. 2 with 2.46 gross acres. Primary access to the Project Site will be an entrance/exit on Bramblebush Avenue from Telegraph Road. Lot No. 1 is east of Bramblebush Avenue; Lot No. 2 is west of Bramblebush Avenue. The Project Site is also accessible from Honeysuckle Lane. Development of the 2 lots proposes 20 units on Lot No. 1 in 4 buildings and 33 units in 8 buildings on Lot No. 2. The proposed Project includes a recreational area (club house and two decks with seating) totaling 1,361 square feet, and a 1,680-square-foot community garden.
16. Lot No. 1, which is currently vacant, was used previously as part of the existing golf course and as a surface parking lot. Lot No. 2 is part of the existing golf course and contains a 3,640-square foot cart barn. The existing cart barn is proposed to be demolished to accommodate the Project, and two new cart barns (2,872 square feet and 2,816 square feet) are proposed on the existing golf course. Lot No. 2 previously included a petroleum oil well and associated piping and storage tanks, but the oil well has been abandoned.

17. Each of the 53 condominium units will have an attached garage with 2 covered parking spaces. Eighteen guest parking spaces will be provided, 4 on Lot No. 1 and 14 on Lot No. 2.
18. Internal circulation and access for the Project will be provided by a private driveway and fire lane system with a paved width of 26 feet. For Lot No. 1, the internal circulation system consists of 1 component, "C" Drive. The internal circulation system for Lot No. 2 consists of 2 components, "A" Drive and "B" Drive.
19. Prior to the Commission public hearing on the Project, beginning from February 2012 until most recently in July 2015, the Subdivider met with members of the Whittier County Community Coordinating Council and area residents, and held neighborhood meetings regarding the Project.
20. The County Subdivision Committee (County Departments of Public Works ("Public Works"), Fire, Parks and Recreation ("Parks"), and Public Health ("Health")) reviewed and cleared the Project for hearing based on maps dated November 19, 2014, subject to conditions which are included in the Project conditions.
21. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of Title 22 of the County Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, property posting, and departmental website posting.
22. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, the Department of Regional Planning ("Regional Planning") determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project.
23. At the Commission's public hearing on September 2, 2015, after the presentation by the staff of the County Department of Regional Planning ("Regional Planning"), there were three public speakers. Speaking in favor of the Project were Brandywine's project manager and a board member from the country club. An area resident questioned how aesthetics would be improved and property values increased by the Project and also raised concerns about increased traffic and unsafe traffic conditions as a result of the Project. One of the Commissioners also inquired about possible traffic problems due to Project residents turning left off Telegraph Road into the Project Site. In response to the traffic inquiries, the Brandywine representative stated that, while traffic studies

showed no impacts, Brandywine would conduct further traffic studies and work with Public Works regarding traffic concerns. As to aesthetics, the Subdivider pointed out proposed improvements to the streetscape and also noted that Brandywine had replaced a proposed pool with the community garden.

24. After closing its public hearing, the Commission approved the Vesting Map, CUP, and Parking Permit and recommended that the Board adopt the Plan Amendment and Zone Change. Pursuant to Section 22.60.230.B.2 of Title 22 of the County Code, the Vesting Map, CUP, and Parking Permit were deemed called up for review by the Board to be considered concurrently with the recommended Plan Amendment and Zone Change.
25. Prior to the Board's public hearing on the Project, between the Commission and Board hearings, comments and inquiries about the Project were received by Regional Planning and the Board offices related to light pollution, area crime, traffic, including the danger of making left turns into the Project due to line-of-sight issues, off-street parking issues, aesthetics, and property values. Both the Subdivider and staff satisfactorily responded to the issues. Regarding traffic, a condition is included in the Project conditions requiring the Subdivider to work with Public Works to address any concerns.
26. At the Board's hearing, Regional Planning staff briefly explained the Project followed by testimony in favor of the Project from the president of Brandywine and a representative of the country club. The Subdivider's traffic engineer also testified, stating that initial and subsequent traffic studies showed no significant impact from the Project and no need for a traffic signal at the intersection of Bramblebush Avenue and Telegraph Road. He further stated, however, that the Subdivider proposed, and agreed to build, an acceleration lane on Telegraph Road and an additional outbound lane on Bramblebush Avenue. Three members of the public spoke about the Project without indicating support or opposition to it. One of the Supervisors requested that the Subdivider conduct an additional traffic study after build-out of the Project to re-assess at that time whether additional traffic mitigation measures were warranted. The Director of Regional Planning ("Director") responded that Regional Planning and Public Works would work with the Subdivider to undertake such analysis.
27. The Board finds that the proposed use will be consistent with the following 1990 General Plan policies: (1) "encourage development of well-designed town houses and garden apartments, particularly on by-passed parcels within existing urban communities"; and (2) "protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing, and traffic."
28. The Board finds that the housing and employment needs of the region were considered and balanced against the public service needs of local residents and

available fiscal and environmental resources when the Project was determined to be consistent with the 1990 General Plan.

29. The Board finds that the proposed use is consistent with the existing neighborhood pattern and that the Project is consistent with the surrounding residential character in the unincorporated community of South Whittier. Within 500 feet of the country club, there are apartments and 7 townhome developments ranging from 10 to 65 units. The Board further finds that the proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the 1990 General Plan. The proposed land use designation indicates the Project Site is suitable for residential developments, and the proposed residential development is compatible with the existing land uses in the area.
30. The Board finds that compatibility with the surrounding land uses will be ensured through the Zone Change and the CUP.
31. The Board finds that the Project Site is physically suitable for the type of development being proposed, because it has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, and will be subject to the requirements of the Department of Public Works.
32. The Board finds that the proposed condominium units will be connected to public sewer and water systems.
33. The Board finds that the design of the subdivision and the proposed improvements will not cause serious public health problems, because sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the conditions of approval.
34. The Board finds that the design of the subdivision and the proposed improvements will not cause substantial environmental damage nor substantial and unavoidable injury to fish or wildlife or their habitat. The Project Site is not located within an adopted Significant Ecological Area and will not affect any stream courses or high value riparian habitat.
35. The Board finds that, with implementation of mitigation measures, the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein.
36. Consistent with Article 3.5 of Chapter 4 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake, or reservoir.
37. The Board finds that the division and development of the Project Site in the manner set forth on the proposed map for the Vesting Map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility

rights-of-way and/or easements within the Project Site, because the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.

38. This tract has been submitted as a "Vesting" Tentative Tract Map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of Title 21 of the Los Angeles County Code (Subdivision Ordinance).
39. The Board finds that the Subdivider is subject to payment of the California Department of Fish and Wildlife fees pursuant to section 711.4 of the California Fish and Game Code.
40. The Board certifies that at the conclusion of its public hearing, it determined, based on the whole record, that there was no substantial evidence that, with implementation of mitigation measures, the Project would have a significant effect on the environment, adopted the MND, and found that the MMRP was adequately designed to ensure compliance with the mitigation measures prepared in conjunction with the MND, and identified in detail how compliance with its measures would mitigate or avoid potential adverse impacts to the environment from the Project. The Board further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the Subdivider's compliance with the attached conditions of approval, and with the conditions of the CUP, Parking Permit, and MMRP.
41. After consideration of the MND and MMRP, together with the comments received during the public review process, the Board finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND reflects the independent judgment and analysis of the Board.
42. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

NOW THEREFORE, THE BOARD OF SUPERVISORS:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered, approved, and adopted the MND at the conclusion of its hearing on the Project; certifies that the MND reflects the independent judgment and analysis of the Board as to the environmental consequences of the Project; and, certifies that it approved and adopted the MMRP, finding that, pursuant to section 21081.6 of the California Public

Resources Code, the MMRP is adequately designed to ensure compliance with the mitigation measures; and

2. Approves Vesting Tentative Tract Map No. 072684-(4), subject to the attached conditions.

**CONDITIONS OF APPROVAL
PROJECT NO. R2014-00667-(4)
VESTING TENTATIVE TRACT MAP 072684-(4)**

1. This grant for Vesting Tentative Tract Map No. 072684-(4) ("Vesting Map") authorizes a subdivision that creates two multi-family lots for a 53-unit residential condominium development with 12 buildings, containing between 2 and 6 units each, as well as a club house, recreation area, and community garden.
2. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the subdivider, and the owner of the subject property if other than the subdivider, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 10, and until all required monies have been paid pursuant to Condition Nos. 12, 14, and 17. Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 7, 8, 11, and 14 shall be effective immediately upon the date of final approval of this grant by the County.
4. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
5. Except as modified herein, this grant is subject to the requirements of Title 21 of the Los Angeles County Code ("Subdivision Ordinance").
6. This grant is also subject to the conditions of Conditional Use Permit No. 2014-00028-(4) ("CUP"), Parking Permit No. 2014-00009-(4) (Parking Permit"), and the Mitigation Monitoring and Reporting Program ("MMRP") prepared in conjunction with the Mitigated Negative Declaration ("MND") for the project.
7. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 66499.37 or any other applicable limitations period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the subdivider of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

8. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to subdivider or subdivider's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the subdivider according to County Code Section 2.170.010.

9. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
10. Prior to the use of this grant, the subdivider, or the owner of the subject property if other than the subdivider, shall record the terms and conditions of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the subdivider, or the owner of the subject property if other than the subdivider, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property. The subdivider shall also submit evidence that the MMRP and the conditions of the related CUP and Parking Permit have been recorded in the office of the Recorder and that all fees required by Condition Nos. 14 and 17 have been paid.
11. This grant shall expire unless used within two years after the recordation of a final map for the Vesting Map. In the event that the Vesting Map should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
12. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the subdivider to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development

undertaken on the subject property is in accordance with the approved site plan on file. Inspection fees shall be deposited with the County as required by the CUP and Parking Permit conditions. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the subdivider's compliance with the conditions of approval. The fund provides for four annual inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the subdivider shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200 per inspection, or the recovery cost at the time any additional inspections are required, whichever is greater.

13. Prior to the issuance of any building permit(s), the subdivider shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The subdivider shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The subdivider shall provide proof of payment upon request from Regional Planning.
14. As required by the CUP and Parking Permit, within three days of the date of final approval of this grant, the subdivider shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the California Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the subdivider shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the Fish and Game Code, currently \$2,285 (\$2,210 for a Mitigated Negative Declaration plus \$75 processing fee). No land use project subject to this requirement is final, vested, or operative until the fee is paid.
15. The subdivider shall comply with all mitigation measures identified in the MMRP, which are incorporated by this reference as if set forth fully herein, and a copy of which is attached hereto.
16. Within 30 days of the date of final approval of the grant by the County, the subdivider shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the MND for this project, in the office of the Recorder. Prior to recordation of the covenant, the subdivider shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit annual mitigation monitoring

reports to Regional Planning for approval or as required. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.

17. As required by the CUP and Parking Permit, the subdivider shall deposit an initial sum of \$6,000 with Regional Planning within 30 days of the date of final approval of this Vesting Map to defray the cost of reviewing the subdivider's reports and verifying the information contained in the reports required by the MMRP. The subdivider shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
18. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
19. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
20. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
21. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by the CUP, Parking Permit and this grant, as set forth in these conditions, including the approved Exhibit "A," dated November 19, 2014, or a revised Exhibit "A" approved by the Director of Regional Planning ("Director"). If changes to the site plan are required as a result of instruction given at the public hearing, five copies of a modified Exhibit "A" shall be submitted to Regional Planning within 60 days of the date of final approval.
22. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the subdivider shall submit five copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
23. The subdivider shall maintain the subject property in a neat and orderly fashion. The subdivider shall maintain free of litter all areas of the premises over which the subdivider has control.
24. All structures, walls, and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the subdivision or its amenities or that do not provide pertinent

information about the project site. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

25. In the event of graffiti or other extraneous markings occurring, the subdivider shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
26. The subdivider shall provide at least 50 feet of street frontage for each lot.
27. The subdivider shall label shared driveways as Private Driveway and Fire Lane on the final map.
28. The subdivider shall place a note or notes on the final map, to the satisfaction of Regional Planning, that this subdivision is approved as a condominium project for a total of 53 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which common areas will in turn provide the necessary access and utility easements for all of the units.
29. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (Tentative Map dated November 19, 2014), consisting of letters and reports from the County Departments of Public Works, Fire, Parks and Recreation, and Public Health.
30. Prior to final map approval, the subdivider shall provide a copy of the library fees receipt reflecting that the required mitigation fees have been paid as required by Condition No. 13.
31. Prior to final map approval, the subdivider shall provide a copy of the Park Obligation Fees receipt reflecting that the park mitigation fees required by the County Department of Parks and Recreation have been paid.
32. The subdivider shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director.
33. The subdivider shall construct or bond with Public Works for the private driveway and fire lane paving design and widths as depicted on the approved Exhibit "A" dated November 19, 2014, or an amended exhibit map approved by the Director.
34. Prior to obtaining final map approval, the subdivider shall submit a tree planting plan to the Director for review and approval, depicting the planting location, size and species of the tree plantings required by this grant.
35. Prior to obtaining final map approval, the subdivider shall submit a copy of the project's Covenants, Conditions and Restrictions (CC&Rs) to the Director for review and approval. A copy of these conditions of approval shall be attached to

the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.

36. The subdivider shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to, the community garden, private driveways and fire lanes, walkways, lighting system along all walkways, landscaping (including all front yard trees and street trees), irrigation systems, walls, fences, and recreation areas, to the satisfaction of the Director.
37. The subdivider shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the private driveways and fire lanes for access into and out of the subdivision.
38. Prior to obtaining grading or building permits, the subdivider shall contact the local/district office of the California Division of Oil, Gas, and Geothermal Resources for construction-site plan review.
39. Prior to final map approval, the subdivider shall work with Public Works to conduct additional traffic analysis and study with regard to the intersection at Bramblebush Avenue and Telegraph Road. The subdivider shall comply with all traffic mitigation measures to the satisfaction of Public Works.

Attachments:

Mitigation Monitoring and Reporting Program
Subdivision Committee Report

MITIGATION MONITORING AND REPORTING PROGRAM (MIMRP)
PROJECT NO. R2014-00667-(4) / TENTATIVE TRACT MAP NO. 072684 / ENV NO. 201400058 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	<p>Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1 – August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted.</p> <p>If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys shall conduct weekly bird surveys beginning thirty days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found, the project proponent shall delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area. The project proponent shall provide the Department of Regional Planning the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p>	Breeding bird survey	Prior to grading or ground disturbance	Owner/applicant	Regional Planning

MITIGATION MONITORING AND REPORTING PROGRAM (MIMRP)
PROJECT NO. R2014-00667-4) / TENTATIVE TRACT MAP NO. 072684 / ENV NO. 201400058 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she should submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to the Department of Regional Planning (DRP) and, upon request, the California Department of Fish and Wildlife (CDFW). Based on the submitted information, the Department of Regional Planning (and the CDFW, if the CDFW requests) will determine whether to allow a narrower buffer.</p> <p>The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fall due to project activities. The biological monitor shall send weekly monitoring reports to the Department of Regional Planning during the grubbing and clearing of vegetation, and shall notify the Department of Regional Planning immediately if project activities damage active avian nests.</p> <p>Special-Status Roosting Bats—To avoid the direct loss of bats that could result from disturbance to trees or structures that may provide maternity roost habitat (e.g., in cavities or under loose bark) or structures that contain a hibernating bat colony, the following steps shall be taken:</p> <ul style="list-style-type: none"> • To the extent feasible, demolition or disturbance to suitable bat roosting habitat shall be scheduled between October 1 and February 28, outside of the maternity roosting season. • If trees must be encroached during the maternity season (March 1 to September 30), or structures must be removed at any time of the year, a qualified bat specialist shall conduct a pre-construction survey to identify those trees or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats. 				

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2014-00667-(4) / TENTATIVE TRACT MAP NO. 072684 / ENV NO. 201400058 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<ul style="list-style-type: none"> • Each tree or structure identified as potentially supporting an active maternity roost and each structure potentially supporting a hibernating colony shall be closely inspected by the bat specialist no greater than 7 days prior to tree disturbance to more precisely determine the presence or absence of roosting bats. • If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year, it is preferable to bring down trees or structures in a controlled manner using heavy machinery. In order to ensure the optimum warning for any roosting bats that may still be present, the trees or structures shall be nudged tightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. Trees or structures may then be pushed to the ground slowly under the supervision of a bat specialist. Felled trees shall remain in place until they are inspected by a bat specialist. Trees that are known to be bat roosts shall not be sawn up or mulched immediately. A period of at least 48 hours shall elapse prior to such operations to allow bats to escape. Bats shall be allowed to escape prior to demolition of buildings. This may be accomplished by placing one way exclusionary devices into areas where bats are entering a building that allow bats to exit but not enter the building. • Maternity season lasts from March 1 to September 30. Trees or structures determined to be maternity roosts shall be left in place until the end of the maternity season. A structure containing a hibernating colony shall be left in place until a qualified biologist determines that the bats are no longer hibernating. <p>The bat specialist shall document all demolition monitoring activities and prepare a summary report to the County upon completion of tree disturbance or building demolition activities. If Townsend's big-eared bat is detected during pre-construction surveys, all construction-related activity shall be halted immediately and CDFW shall be notified. Work may only resume subsequent to CDFW approval.</p>				

MITIGATION MONITORING AND REPORTING PROGRAM (MIMRP)
PROJECT NO. R2014-00667-(4) / TENTATIVE TRACT MAP NO. 072884 / ENV NO. 201400058 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.1	Cultural Resources	<p>Bat Relocation—if confirmed occupied or formerly occupied bat roosting habitat is destroyed, artificial bat roosts of comparable size and quality shall be constructed and maintained at a suitable undisturbed area. The design and location of the artificial bat roosts shall be determined by the bat specialist in consultation with CDFW.</p> <p>In exceptional circumstances, such as when roosts cannot be avoided and bats cannot be evicted by non-invasive means, it may be necessary to capture and transfer the bats to appropriate natural or artificial bat roosting habitat in the surrounding area. Bats raising young or hibernating shall not be captured and relocated. Capture and relocation shall be performed by the bat specialist in coordination with CDFW, and shall be subject to approval by DRP and CDFW.</p> <p>A monitoring plan shall be prepared for the replacement roosts, which shall include performance standards for the use of the replacement roosts by the displaced species, as well as provisions to prevent harassment, predation, and disease of relocated bats.</p> <p>Annual reports detailing the success of roost replacement and bat relocation shall be prepared and submitted to DRP and CDFW for five years following relocation or until performance standards are met, whichever period is longer.</p>	Provide written evidence to the Director of Regional Planning, or designee that a qualified archaeologist has been retained.	Prior to issuance of a grading permit.	Owner/applicant	Regional Planning
5.2	Cultural Resources	<p>Prior to commencement of any grading activity on site, the owner/applicant shall provide written evidence to the Director of Regional Planning, or designee that a qualified archaeologist has been retained. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register, plans for the treatment, evaluation, and mitigation of impacts to the find would need to occur.</p> <p>Prior to commencement of any grading activity on site, the owner/applicant shall provide written evidence to the Director of Regional Planning, or designee that a qualified paleontologist has been retained and either the paleontologist, or a representative, shall be onsite if excavations penetrate the bedrock formations.</p>	Provide written evidence to the Director of Regional Planning, or designee that a qualified paleontologist has been retained.	Prior to issuance of a grading permit.	Owner/applicant	Regional Planning

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2014-00667-(4) / TENTATIVE TRACT MAP NO. 072684 / ENV NO. 201400058 - DRAFT**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.3	Cultural Resources	If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified (California Public Resources Code §5097.98). The Coroner will determine whether the remains are of forensic interest. If the Coroner, with the aid of the County-approved Archaeologist, determines that the remains are prehistoric, s/he will contact the Native American Heritage Commission (NAHC). The NAHC shall be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD shall make his/her recommendation within 48 hours of being granted access to the site. The MLD's recommendation shall be followed if feasible, and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials (California Health and Safety Code §7050.5). If the landowner rejects the MLD's recommendations, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (California Public Resources Code §5097.98).	If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified.	During grading activities.	Owner/applicant	County Coroner, NAHC, Regional Planning, or designee.
9.1	Hazards and Hazardous Materials	In the event that field personnel encounter any presence of on-site contamination, all work shall halt and the Regional Water Quality Control Board or Fire Department must be contacted to obtain information on the requirements for assessment and mitigation for on-site contamination issues.	Submittal of compliance report.	Prior to issuance of a building or grading permit.	Owner/applicant	Regional Planning, Regional Water Quality Control Board, Fire Department, or designee
9.2	Hazards and Hazardous Materials	In the event that field personnel encounter any presence of methane, all work shall halt and the California Division of Oil, Gas, and Geothermal Resources (DOGGR) district office must be contacted to obtain information on the requirements to perform remedial operations, plans for the treatment, evaluation, and mitigation of impacts.	Submittal of compliance report.	During grading activities.	Owner/applicant	Regional Planning, California Division of Oil, Gas, and Geothermal Resources (DOGGR), Fire Department, or designee
12.1	Mineral Resources	If any oil wells, including any plugged, abandoned or unrecorded wells, are damaged or uncovered during excavation or grading, remedial plugging operations may be required. If such damage or discovery occurs, all work shall halt and the California Division of Oil, Gas, and Geothermal Resources (DOGGR) district office must be contacted to obtain information on the requirements and approval to perform remedial operations.	Submittal of compliance report.	During grading activities.	Owner/applicant	Regional Planning, California Division of Oil, Gas, and Geothermal Resources (DOGGR), Fire Department, or designee

**MITIGATION MONITORING AND REPORTING PROGRAM (MIMRP)
PROJECT NO. R2014-00667-(4) / TENTATIVE TRACT MAP NO. 072684 / ENV NO. 201400058 - DRAFT**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
12.2	Mineral Resources	Due to presence of abandoned oil wells within the project area and to ensure proper review of the proposed project, applicant shall contact DOGGR's district office for construction-site plan review.	Submittal of site plans to DOGGR's district office for review after map recordation. Submittal of compliance report to Regional Planning.	Prior to issuance of a building or grading permit.	Owner/applicant	Regional Planning, California Division of Oil, Gas, and Geothermal Resources (DOGGR), or designee
19	Mitigation Compliance	As a means of ensuring compliance of all above mitigation measures, the owner/applicant and subsequent owner(s) are responsible for submitting an annual mitigation compliance report to the Department of Regional Planning for review and replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed.	Submittal and approval of annual mitigation compliance report. Replenishment of mitigation monitoring account as required.	Yearly and as required until all measures are completed.	Owner/applicant	Regional Planning

* In the "#" column, the number before the decimal corresponds with the chapter number in the initial study.

MITIGATION MONITORING AND REPORTING PROGRAM
PROJECT NO. R2014-00667 / VESTING TENTATIVE TRACT MAP NO. 072684 / ENV NO. 201400058

The Department of Regional Planning staff has determined that the attached mitigation measures for the project are necessary in order to assure that the proposed project will not cause significant impacts on the environment.

The permittee shall deposit the sum of \$6,000.00 with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring and Reporting Program.

As the applicant, I agree to incorporate these mitigation measures into the project, and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as mitigation measures.

[Signature]
Applicant

8-3-2015
Date

[Signature]
Staff

7-23-2015
Date

The following reports consisting of 14 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

7. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
8. If applicable, quitclaim or relocate easements running through proposed structures.
9. Show the remainder of the last legally created parcel as "Not a Part" on any final map to the satisfaction of the Director of Public Works.
10. Place standard condominium notes on the final map to the satisfaction of Public Works.
11. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
12. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
13. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
14. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
15. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
16. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
17. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 072684 (Rev.)

Page 3/3

TENTATIVE MAP DATED 11-19-2014
EXHIBIT "A" MAP DATED 11-19-2014

18. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HCW
Prepared by *JCh* John Chin
tr72684L-rev3.doc
<http://planning.lacounty.gov/case/view/tr072684/>

Phone (626) 458-4918

Date 12-03-2014



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

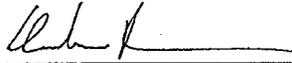
TRACT NO.: 072684

TENTATIVE MAP DATE: 11/19/2014
EXHIBIT MAP DATE: 11/19/2014

HYDROLOGY UNIT CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

1. Comply with the requirements of the Hydrology Report, which was conceptually approved on 10/02/2014 to the satisfaction of the Department of Public Works.

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a drainage concept may be required prior to clearing the Conditional Use Permit.

Name  Date 12/02/2014 Phone (626) 458-4921
Andrew Ross

PCA LX001129/A867
Telephone: (626) 458-4925

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Sheet 1 of 1

Tentative Tract / Parcel Map	72684	Tentative Map Dated	11/19/14 (Exhibit)	Parent Tract
Grading By Subdivider? [Y] (Y or N)	---	Location	Whittier	APN
Geologist	---	Subdivider	Brandywine Homes	
Soils Engineer	---	Engineer/Arch.	DMS Consultants, Inc.	

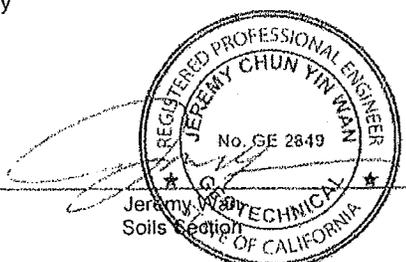
Review of:
 Geologic Report(s) Dated: _____
 Soils Engineering Report(s) Dated: _____
 Geotechnical Report(s) Dated: _____
 References: _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.
2. Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works Manual for Preparation of Geotechnical Reports. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
3. The Final Map does *not* need to be reviewed by the Geotechnical and Materials Engineering Division.

Prepared by



Ricardo Lopez-Maldonado
Geology Section

Date 12/11/14

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/dcp/gmedsurvey>
 NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
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The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Provide standard property line return radii of 27 feet at the intersection of Telegraph Road and Bramblebush Avenue plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) to the satisfaction of Public Works.
2. Dedicate additional right of way at the knuckle intersection of Bramblebush Avenue and Honeysuckle Lane along the property frontage to the satisfaction of Public Works.
3. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on streets within this subdivision.
4. Construct new driveway entrance to meet ADA requirements on Bramblebush Avenue to the satisfaction of Public Works. Additional right of way dedication is required to accommodate ADA requirements along the driveway entrance to the satisfaction of Public Works.
5. Construct 5' wide sidewalk (adjacent to the right of way) along the property frontage on Bramblebush Avenue and Honeysuckle Lane to the satisfaction of Public Works.
6. Repair any damaged improvements during construction to the satisfaction of Public Works.
7. Reconstruct the curb ramp at the intersection of Telegraph Road and Bramblebush Avenue to meet current ADA requirements to the satisfaction of Public Works. Remove the block wall from the proposed corner-cutoff to the satisfaction of Public Works.
8. Construct full-width sidewalk and curb ramps at all returns.
9. Plant street trees along the property frontage on Telegraph Road, Bramblebush Avenue and Honeysuckle Lane to the satisfaction of Public Works. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
10. Construct drainage improvements (and parkway drains, if needed) for street drainage to the satisfaction of Public Works.
11. Execute a covenant for private maintenance of curb/parkway drains; if any and

landscaped median/parkway along the property frontages to the satisfaction of Public Works.

12. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
13. If a median opening along Bramblebush Avenue is required to meet Fire Department's access requirements, provide a minimum pavement width of 22 feet to accommodate our minimum requirements for left turn pockets on both southerly and northerly directions. The striping and median detail as shown on the Exhibit "A" plan view and typical section are not necessarily approved and are subject to design modifications to the satisfaction of Public Works. A detailed 1" = 40' scaled striping plan may be required to the satisfaction of Public Works.
14. An assessment district shall be formed to finance the future ongoing maintenance and capital replacement of all green street infrastructure identified by the Department of Public Works. The Subdivider shall deposit the first year's total assessment based on the Public Works engineering report. This will fund the first year's maintenance after the facilities are accepted. The second and subsequent year's assessment will be collected through the property tax bill. This is required to the satisfaction of the Department of Public Works.
15. Comply with the following street lighting requirements or as otherwise modified by Public Works:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Telegraph Road to the satisfaction of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Street lighting plans cannot be approved prior to completion of annexation process. Upon submittal of the street lighting plans, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment

balloting favor levy of assessment) prior to Public Works approving street lighting plans. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.

- 1) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - 2) Submit a map of the proposed development including any roadways conditioned for street lights to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- c. The annexation and assessment balloting process takes approximately twelve months or more to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
- d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and all street lights in the development, or the approved phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. The Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year, provided the above conditions are met, all street lights in the development, or approved project phase, have been constructed per Public Works approved plans and energized, and the developer has requested a transfer of billing at least by January 1 of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The Lighting District cannot pay for the operation and maintenance of street lights on gated private and future street(s).

1. Approval of this map pertaining to grading is recommended.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

2. Provide approval of:
 - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP), if applicable/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.
 - b. Per County Code Section 12.84.430 (C), follow USEPA guidance regarding "Managing Wet Weather with Green Infrastructure: Green Streets 26" (December 2008 EPA-833-F-009) to the maximum extent practicable.
 - c. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - d. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.
3. Prior to rough grade certification ("approval", J105.7), submit landscape and irrigation plans for each commercial/multi-family/open space lot with slope planting in the land division with landscape area greater than or equal to 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

Name N. Said  Date 11-25-2014 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 072684\GP 072684\2014-11-19 TTR 072684 SUBMITTAL

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. Proposed main line sewers along Telegraph Road shall be constructed 6 feet from curb (on pavement/street side). Provide right angle connection from proposed sewer to existing sewer system with proposed manhole on Telegraph Road.
3. A sewer area study for the proposed subdivision (PC12214AS, dated 07-02-2014) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
4. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
5. Easements are required, subject to review by Public Works to determine the final locations and requirements.
6. Submit a recorded waiver and agreement for the proposed mainline sewer to be constructed under the block wall prior to the sewer improvement plan approval.

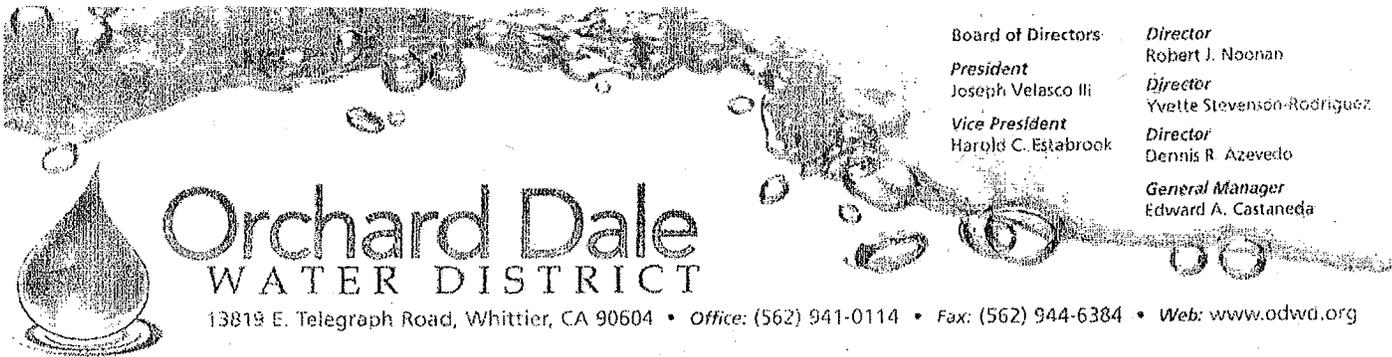
1-2
Prepared by Imelda Ng
tr72684s-rev3.doc

Phone (626) 458-4921

Date 11-20-2014

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings/lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building/lot.
3. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Prior to obtaining the building permit from the Building and Safety Office, submit landscape and irrigation plans for each commercial/multi-family/open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
5. This tentative map is recommended for approval through the term of the will serve letter issued by the water purveyor which will expire on 01/23/2015. Should the tentative map not be approved prior to expiration, the approval shall be withheld until the water purveyor has re-issued its will serve letter.
6. The applicant shall comply with the requirements as indicated on the attached letter dated 07/23/2014 from the Orchard Dale Water District to the satisfaction of Public Works.
7. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
8. Depict all line of sight easements on the landscaping and grading plans.
9. If recycle water is available, install a separate water irrigation systems for recycled water use per landscape plans.
10. If recycle water is available, the recycled water irrigation systems shall be designed and operated in accordance with all local and State Codes as required per AB 1881.



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Orchard Dale WATER DISTRICT

13819 E. Telegraph Road, Whittier, CA 90604 • Office: (562) 941-0114 • Fax: (562) 944-6384 • Web: www.odwd.org

WILL SERVE LETTER

July 23, 2014

Sandy Zundell, Project Manager
 Brandywine Homes
 16580 Aston, Irvine, CA. 92606
 Ph: (949) 296-2400 Ext. 105
 14000 Telegraph Rd,
 Whittier, CA 90602
 Phone (909) 581-0676

Water Service Availability, for 14000 Telegraph Rd, Whittier, CA 90602
 Tentative tract number 72684

Mrs. Sandy Zundell

The referenced development ("Development") located in Whittier, California lies within the service area of Orchard Dale Water District ("District"). The District is prepared to provide water service to the Development subject to the following conditions and reservations:

- 1) Developer shall submit to District all plans, designs and fire department requirements for the Development in order that the District may design the necessary distribution system and other facilities required for the Development in accordance with District Rules and Regulations.
- 2) Developer shall, In accordance with District Rules and Regulations, pay all required fees and charges including any required deposit amounts in order to process plans, designs, and complete construction of the required on-site and off-site improvements.
- 3) Developer shall comply with District Rules and Regulations in force and effect at the time water service is requested and those Rules and Regulations may be amended from time to time including, but not limited to, the payment of any and all District charges, fees, and expenses necessary to provide service to the subject Development.



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Orchard Dale Water District
Will Serve Letter – \ Brandywine Homes

July 23, 2014
Page 2

- 4) Developer acknowledges that water service to the Development shall be subject to availability of water. While there is currently no prohibition against additional connections, the District has the authority to reduce and restrict service connections. The developer further acknowledges that this letter does not constitute any guaranty that at the time of connection water service will be available for the Development.
- 5) Developer agrees that this water service letter is exclusive to the Development described above (and number of units, if indicated) and may not be transferred or assigned to any other person or for any other purpose without the District's written consent. **The proposed property meter respectfully will serve a commercial facility and/or 53 Condo units which will require their own individual meters. The development of additional structures at this address will require their own meters, completely separate from any existing service connections (Fire Meter, Irrigation Meter, & Domestic Meter).**
- 6) Provision of water service to the Development is contingent upon the Development meeting the requirements of any other governmental entity having jurisdiction over such development.
- 7) This letter and any representation made herein shall be null and void six (6) months from the date hereof if water service has not been installed. The developer shall not be entitled to any water connections not made at time of the expiration of this letter.
- 8) At any time prior to connection and upon a finding by the Board of Directors that the District is unable to serve the property for reasons beyond its control, this letter may be revoked by the District.
- 9) The developer for itself and on behalf of its successors agrees to defend, at developer's expense, any action brought against the District, its agents, officers or employees because of the issuance of any approvals or authorizations obtained herein, or in the alternative, to relinquish such approvals. The developer agrees to reimburse the District for any costs, fees or expenses the district may incur as a result of any such legal action. Developer further agrees that in conducting the defense of such action, District shall be entitled to engage its own attorneys, the expense of which shall be paid by developer.



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Orchard Dale WATER DISTRICT

13819 E. Telegraph Road, Whittier, CA 90604 • Office: (562) 941-0114 • Fax: (562) 944-6384 • Web: www.odwd.org

Orchard Dale Water District
 Will Serve Letter –Brandywine Homes

July 23, 2014
 Page 3

10) All service pursuant to this letter shall be in accordance with District Rules and Regulations as they may be amended from time to time. By issuing this letter, the District does not guarantee any specific quantities, pressures, or flows with respect to service provided by the District.

Sincerely,

Randall Silvett –Superintendent
 Orchard Dale Water District

Accepted this _____ day of _____, 2014

Brandywine Homes – Sandy Zundell

By: _____
 (Signature)

 (Print Name)

 (Title)



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 72684

MAP DATE: November 19, 2014

THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

CONDITIONS OF APPROVAL – ACCESS

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. The private driveways required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.
3. A reciprocal access agreement is required for the private driveway since it will be shared access by all future units. Submit documentation to the Fire Department for review prior to Final Map clearance.
4. The Private Driveways and Fire Lane shall provide a minimum paved unobstructed width of 26 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
5. All proposed buildings shall be placed such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
6. The fire lane shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

Reviewed by: Juan Padilla

Date: December 09, 2014

Page 1 of 3



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 72684

MAP DATE: November 19, 2014

-
7. All proposed pedestrian gates shall comply with the County of Los Angeles Fire Code and the Fire Department's Regulation 5. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
 8. The proposed Stamped Concrete shall provide a minimum width of 26 feet and be capable to support a live load of 75,000 pounds. Verification for compliance is required prior to occupancy.
 9. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
 10. All proposed driveways within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

Reviewed by: Juan Padilla

Date: December 09, 2014

Page 2 of 3



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 72684

MAP DATE: November 19, 2014

CONDITIONS OF APPROVAL - WATER

1. Install 5 public fire hydrant(s). As noted on the Exhibit A.
Location: AS PER MAP FILED IN OUR OFFICE.
2. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
3. The required fire flow from the required public fire hydrants for this development is 2000 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
4. Per the fire flow test performed by Orchard Dale Water District dated 03-13-14, the existing fire hydrants and water system meets the current Fire Department requirements. An updated fire flow test will be required by the Fire Department prior to building permit issuance.
5. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.
6. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.
7. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.
8. An approved automatic fire sprinkler system is required for all proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.

Reviewed by: Juan Padilla

Date: December 09, 2014

Page 3 of 3



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT**



Tentative Map #	72684	DRP Map Date: 11/19/2014	SCM Date: / /	Report Date: 12/16/2014
Park Planning Area #	2	SOUTH WHITTIER / EAST LA MIRADA		Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.50
IN-LIEU FEES:	\$127,997

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$127,997 in-lieu fees.

Trails:

No trails.

Comments:

***Advisory:

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: *Kathline J. King*
Kathline J. King, Chief of Planning

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November 25, 2014 13:24:38
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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	72684	DRP Map Date: 11/19/2014	SMC Date: / /	Report Date: 12/16/2014
Park Planning Area #	2	SOUTH WHITTIER / EAST LA MIRADA		Map Type: REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

(P)people x (0.003) Ratio x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

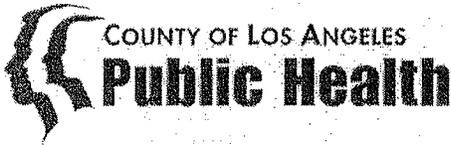
	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.83	0.0030	0	0.00
M.F. < 5 Units	3.38	0.0030	14	0.14
M.F. >= 5 Units	3.10	0.0030	39	0.36
Mobile Units	2.51	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.50

Park Planning Area = 2 SOUTH WHITTIER / EAST LA MIRADA

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.50	\$255,994	\$127,997

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.50	0.00	0.00	0.50	\$255,994	\$127,997



CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

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December 5, 2014

Tentative Tract Map No. 072684

Vicinity: Whittier

Tentative Tract Map Date: November 19, 2014

The Los Angeles County Department of Public Health – Environmental Health Division approves **Tentative Tract Map 072684** based on the use of public water (Orchard Dale Water District) and public sewer (County of Los Angeles Sanitation District) as proposed. Any variation from the approved method of sewage disposal and/or approved use of public water shall invalidate the Department's approval.

Prepared by:

MICHELLE TSIEBOS, REHS, DPA
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
mtsiebos@ph.lacounty.gov
TEL (626) 430-5382 • FAX (626) 813-3016

M.T.